

Cranston School Buildings Committee
Conference Room
February 3, 2016

Members Present:

Nick Capezza, Jeanine Nota-Masse (L), Trent Colford, Mario Aceto

Others Present:

Brad Ripley, Ed Collins, Brian Frigon, Steven Guglielmo

The meeting was called to order at 5: 15 p.m.

Public Comments

There were no public comments.

Old Business:

Renovation Bonds

Mr. Frigon handed out a summary of the six projects that we are working on. He stated that he met with Joe DaSilva and R.I.D.E. on January 28 and the schematic design was approved at that meeting. Stated that they had asked them to do an infrared test for moisture at Cranston High School West in the roof insulation; test was completed and only minor areas were found to have moisture. Mr. Collins stated that they were not going to accept the other roof as there were a number of items the first one being the drain calculations were not done. Did drain calculations on the new roof and because of this two drains were added as well as overflow scuffle boxes were put into the design. An energy analysis of the new roof is provided and this will give us an extra 4% on our refund. Because of the scan of the roof, large sections of the insulation do not need to be removed saving us between \$50,000 and \$75,000. The roof will have a forty year warranty. They also want a pull test done on the existing insulation and board. One roof will use mechanical fasteners and the other will be glued down. Everything that RIDE required, we completed. Mr. Frigon stated that they would now be moving into the Design Development phase and would schedule a meeting with RIDE as soon as that is completed. The rest of the schedule is still on schedule for this project. As far as Edgewood Highlands HVAC upgrade he stated that he met with Joe DaSilva the same day, schematic design was in the process and ended up getting rejected for this for a number of reasons. Mr. Frigon stated that the main reason was Mr. DaSilva felt we had skipped a step in the process of providing alternative methods for upgrading the system. Mr. Collins stated that we went through different scenarios of systems that could be placed in the building, so we did our own evaluation and we used a mechanical engineer to advise us to what the best system would be. Mr. DaSilva wants to see this all laid out in front of him and possibly wants to make sure we chose the right one. Mr. Collins also stated that the city solicitor approved both RFQs. Mr. Frigon stated that the fire protection for Glen Hills, Rhodes, Stone Hill and Woodridge are all in the schematic design phase and are ready to go in front of RIDE with a meeting scheduled for February 8, 2016. Mr. Capezza asked Mr. Collins if we had enough money for all these projects. Mr. Collins stated that monies were left over from a previous bond and only Rhodes and Edgewood were being paid by the school's CIP.

Renovation of Science Rooms

Brad Ripley stated that most of the punch list work was completed with the exception of the closure for the univents and the internet wiring which will be done during the February vacation. Mr. Collins stated that they were still holding \$96,000.

Window Replacement – Park View

Mr. Ripley stated that most of the punch work is done but did say that they had air infiltration coming in through the windows and believe it is coming in from flashing that was not corked. Holding over \$200,000. Mr. Aceta asked how the caulking could have been missed during an inspection. Mr. Ripley stated that they look at it visually from the ground - did not go up on a lift. They did not do any type of window testing and are scheduled to come back in during February vacation and re-caulk everything. Will check everything on a lift. Mr. Capezza stated that Ed Wojcik

send them a letter stating that we require all of the punch list work to be completed by the end of the February vacation.

CW Career Center – Interior ADA Improvements Project

Mr. Collins stated that the city lawyers recommended that we have a meeting with Bentley to try and resolve the outstanding issues in lieu of liquidated damages and court. A meeting was held with Bentley and it was stated that by January 29, 2016 all the punch list items would be done and as far as credit and incomplete work and a letter from Bentley addresses every issue. Mr. Collins stated that the committee would need to make a decision as to whether or not to accept what Bentley is offering, do we want something different or take the legal course. Mr. Capezza asked Mr. Guglielmo if he responded to Bentley and Mr. Guglielmo stated that he just marked up the letter to discuss at the meeting and has not addressed anything back to Bentley. Mr. Capezza stated that the solicitor is correct in saying that we should try and resolve the issues and it is not in our best interest to not work with the contract. The committee went through the letter item by item. Mr. Guglielmo explained every item as follows:

Item one: Giving a credit for the concrete pad as they used the ones already there. **Item Two:** Saw cutting of concrete floors – we allowed them to reroute some piping from our plumbing engineer to avoid having to cut the floors. There was about 25 feet of saw cutting that they did not have to do. Asked for a credit on this item. Mr. Guglielmo stated that in trade-off for the credit they did have to go back in and coat all the floors with an epoxy due to over cuts in the concrete which cost them additional costs. He stated that he was not going to push for a credit because of the epoxy coated floors. **Item 3:** Ceramic Tile – Bentley claimed that they could not get the specified ceramic tile in time to do the project so they were allowed to use a standard size tile.

He stated that the tile we specified was \$4.50 a square foot more than the tile they used and asked for a credit. Bentley is stating that it was more labor to install and was therefore a wash. Mr. Capezza stated that it was per square foot and would let it go. **Item 4:** Electrical Conduits – Bentley responded with that this was a mistake that was discovered after the bond beam was placed and the wall built above. Mr. Guglielmo disputed this and stated that they were offering to do the additional landscaping work that was spelled out in change order dated 9/15/15 at no cost and would be completed in spring of 2016. **Item 5** – No discussion. **Item 6:** Steel lintel that were not replaced per drawings. Mr. Guglielmo stated that Bentley was offering a \$2200 credit and that seemed fair. **Item 7:** Casework not provided. Mr. Guglielmo stated that they were going to finish the ends but did not address the two caseworks (cabinets) that are missing that were on the approved shop drawings. **Item 8:** Flashing not installed along base of EIFS system. Bentley claims that the flashings were not required by the manufacturer; Mr. Guglielmo stated that it did not matter what the manufacturer said, it was on the documents therefore they own it. They did not put it in and when asked to put it in they told the school department to pay \$20,000 for it. It was proved to them that they should have put it in, they are not offering a \$6,800 credit for not doing the work. Need to make a decision on this.

Item 9: Brick saw Kerfs will be completed as part of the punch list. **Item 10:** VCT floor finishing that was deleted from contractors' scope – this was done by the Cranston School Department and Bentley will issue a credit of \$1,980.

Item 11: Reimbursement for inspections and A/E time related to the asbestos contaminated ductwork – Saccoccio & Associates will work up a bill for this work. Mr. Guglielmo stated that this was not on our punch list. **Item 12:** Landscaping. This was already discussed. **Item 13:** Damage to landscaping elements around front of entry driveway. Bentley has agreed to replace broken bricks and replace/repair sections of the railroad ties at the main entrance and sides. **Item 14:** Punch list. Mr. Guglielmo stated that Bentley sent him a punch list this morning and that 90% of the items on the punch list are complete. He will go back and check to make sure everything is complete. Mr. Capezza suggested that we send Bentley a letter that everything is to be complete by end of April vacation with the exception of weather related work including landscaping. Nick Capezza made a motion to accept the terms just discussed to avoid litigation, Trent Colford seconded, all were in favor.

Edgewood Highlands/Oaklawn – Sprinkler RFP

Mr. Ripley stated that Edgewood was 99% complete and the only thing outstanding was that the Fire Marshall did not witness the 200 pound pressure test for the two hour limit. They are going to wait until Oaklawn is done and do the two schools at the same time. System is up and running and approved by the fire department, they just need the test witnessed. Oaklawn – Mr. Ripley stated that he was hoping all the piping would be done before February vacation. With weather permitting they can then go in and cut the existing domestic feed and re-route everything through the new system. As this was design build Mr. Capezza wanted to make sure that everything would be done and Mr. Ripley stated that he did a walk through at Edgewood and would do the same at Oaklawn.

Other Business

Mr. Collins stated that the new Committee Chairperson was not present tonight and Ms. Nota stated that his name was Nicholas Sparlodoro. Mr. Collins stated that he informed him of the meeting but also instructed him to meet with him before the next meeting so that he could go over things and bring him up to date.

Mr. Capezza made a motion to accept the November, December and January minutes, Mr. Aceto moved to accept, Mr. Collins seconded, all were in favor.

Minutes approved.

There was no further business.

Next meeting is scheduled for Wednesday, March 2, 2016 at 5:15 p.m. in the Briggs Conference Room. Mr. Collins made a motion to adjourn, Mr. Colford moved to adjourn, Jeanine Nota seconded. Meeting adjourned.

Respectfully Submitted,

Margie Chapman

Recording Secretary